

**ORDINANCE NO. 20211014-078**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING ON TRACT 1 AND REZONING ON TRACT 2 OF THE PROPERTY LOCATED AT 11624 ½ ANDERSON MILL ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT, LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT, NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT, AND COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district, limited office-conditional overlay (LO-CO) combining district, neighborhood commercial-conditional overlay (LR-CO) combining district, and community commercial-conditional overlay (GR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2021-0090, on file at the Housing and Planning Department, as follows:

Lots 6 and 8, Block A, 620 HILL COUNTRY CENTER, A RESUBDIVISION OF HILL COUNTRY CENTER SECTION TWO, a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Document No. 2001011265, Cabinet T, Slides 399 and 400, Plat Records of Williamson County, Texas (collectively the “Property”) (respectively, Lot 6 as “Tract 2” and Lot 8 as “Tract 1”),

locally known as 11624 ½ Anderson Mill Road in the City of Austin, Williamson County, Texas, generally identified in the map attached as **Exhibit “A”**.

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

(A) A 50-foot wide vegetative buffer along the east property line, adjacent to a residential district use, shall be provided and maintained. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

(B) The following uses are prohibited uses on the Property:

Automotive rentals  
Automotive sales  
Exterminating services  
Outdoor entertainment  
Service station

Automotive repair services  
Drop-off recycling collection facility  
Funeral services  
Outdoor sports and recreation

- (C) Automotive washing (of any type) use is a prohibited use on Tract 2 of the Property.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on October 25, 2021.

**PASSED AND APPROVED**

October 14, 2021

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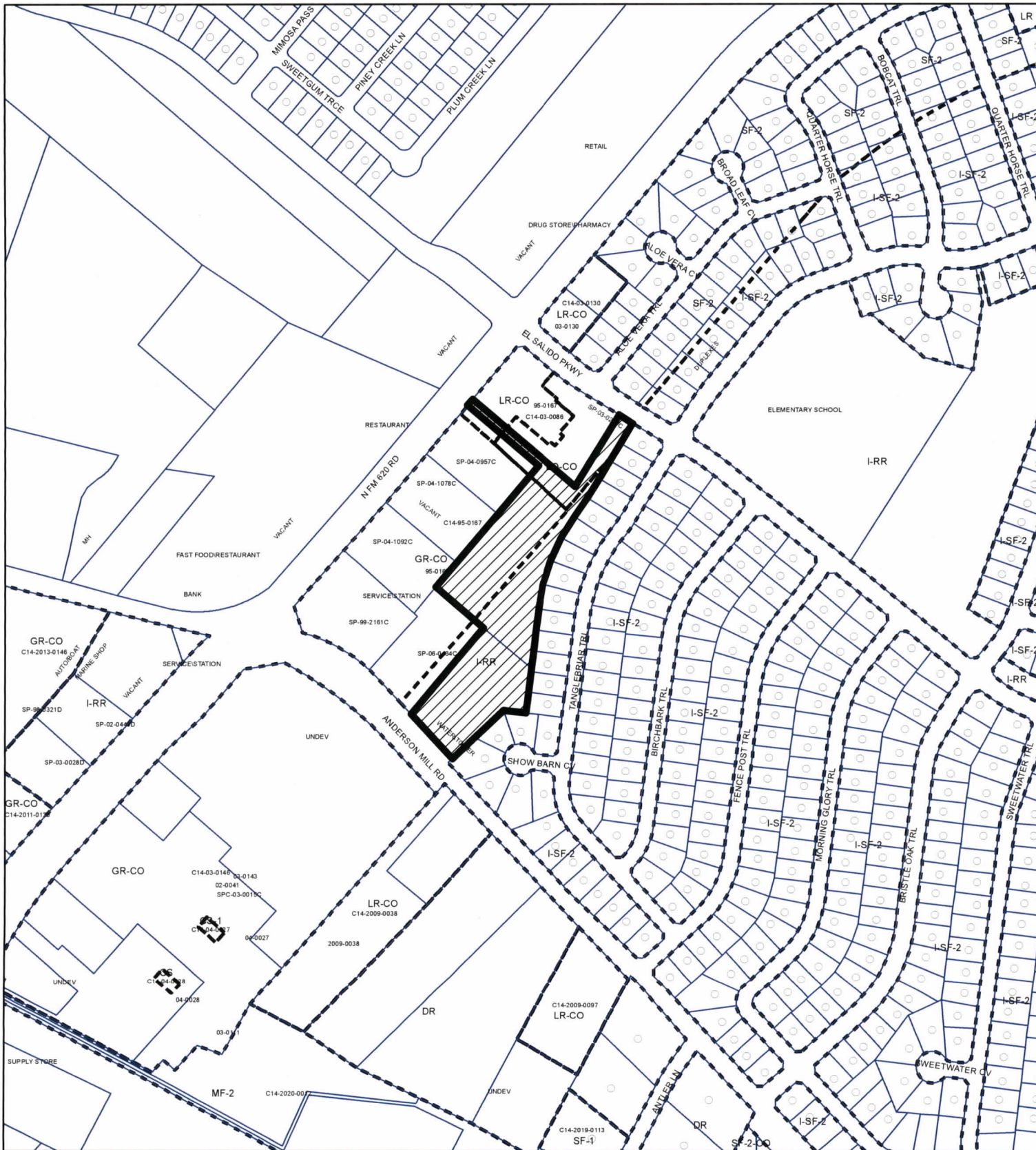
  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**  **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk





## ZONING

ZONING CASE#: C14-2021-0090

Exhibit A



SUBJECT TRACT



PENDING CASE

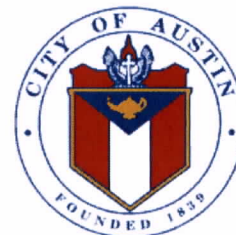


ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



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